

OFFICE/WAREHOUSE BUILDING FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

5930 SAN FERNANDO ROAD

GLENDALE, CA 91202

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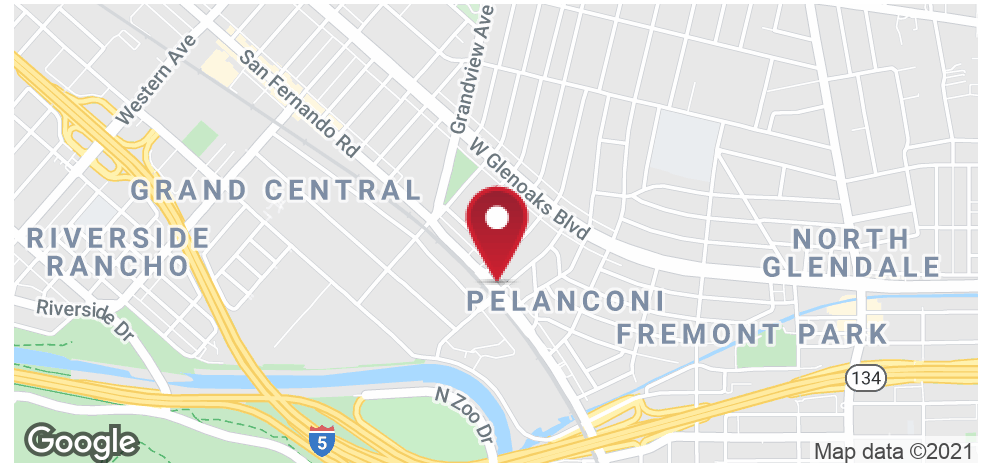
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**OFFERING SUMMARY**

Sales Price:	\$1,995,000
Building Size:	6,775 SF
Lot Size:	5,107 SF
Zoning:	IMU-R - Industrial/Commercial - Residential Mixed Use
Parking Spaces:	5
Ceiling Height:	18'
Price/SF:	\$294.46
APN:	5628-032-013

PROPERTY OVERVIEW

This is a rare, freestanding office/warehouse building totaling 6,775 square feet (per Assessor), consisting of approximately 2,250 square feet of second floor office and approximately 4,500 square feet of office and warehouse area on the ground floor. The warehouse features high ceilings (18' clear height). The property has excellent San Fernando Road visibility and is in close proximity to the 134 and 5 Freeways. Call for more details and to schedule a tour!

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.

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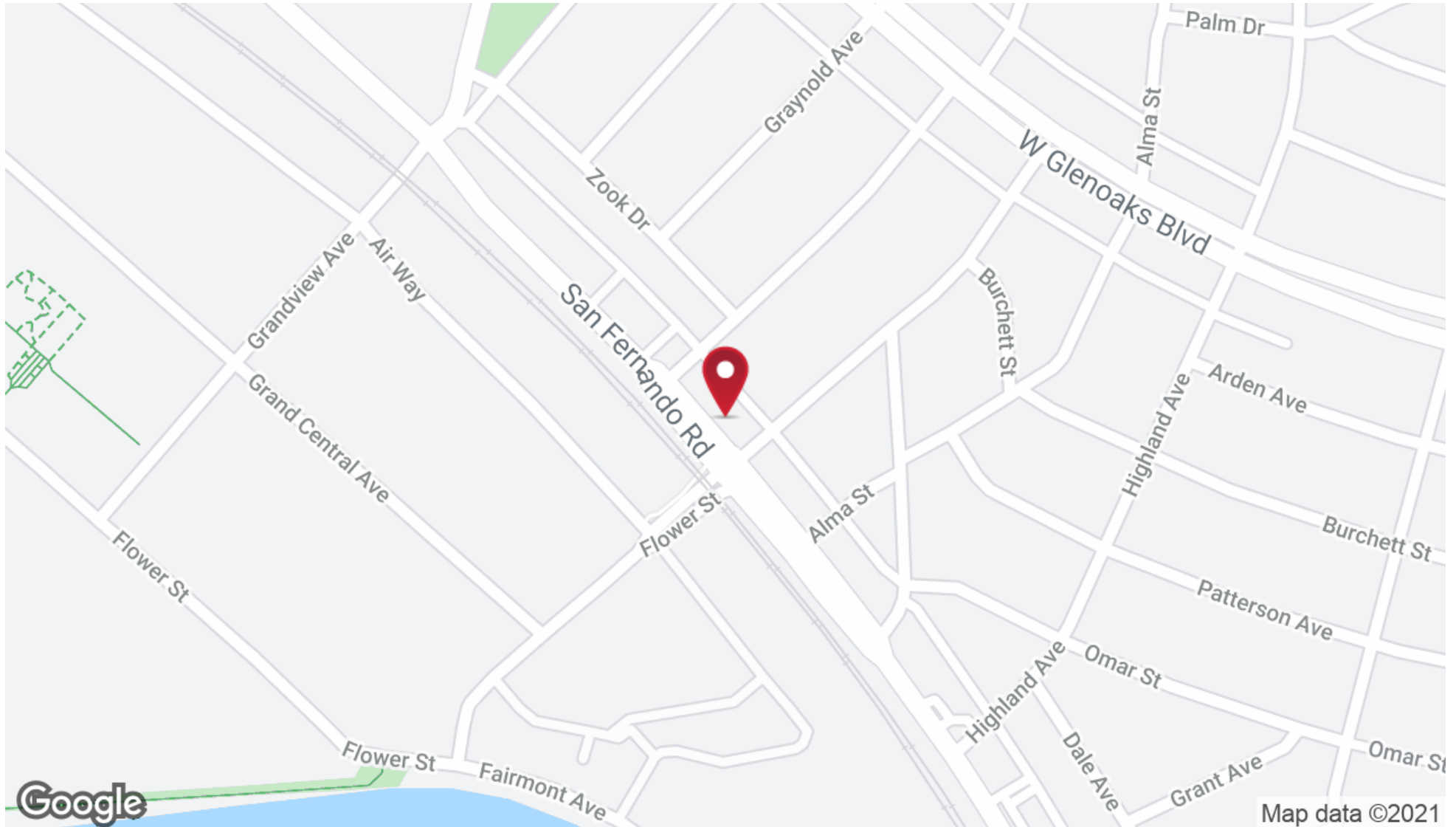
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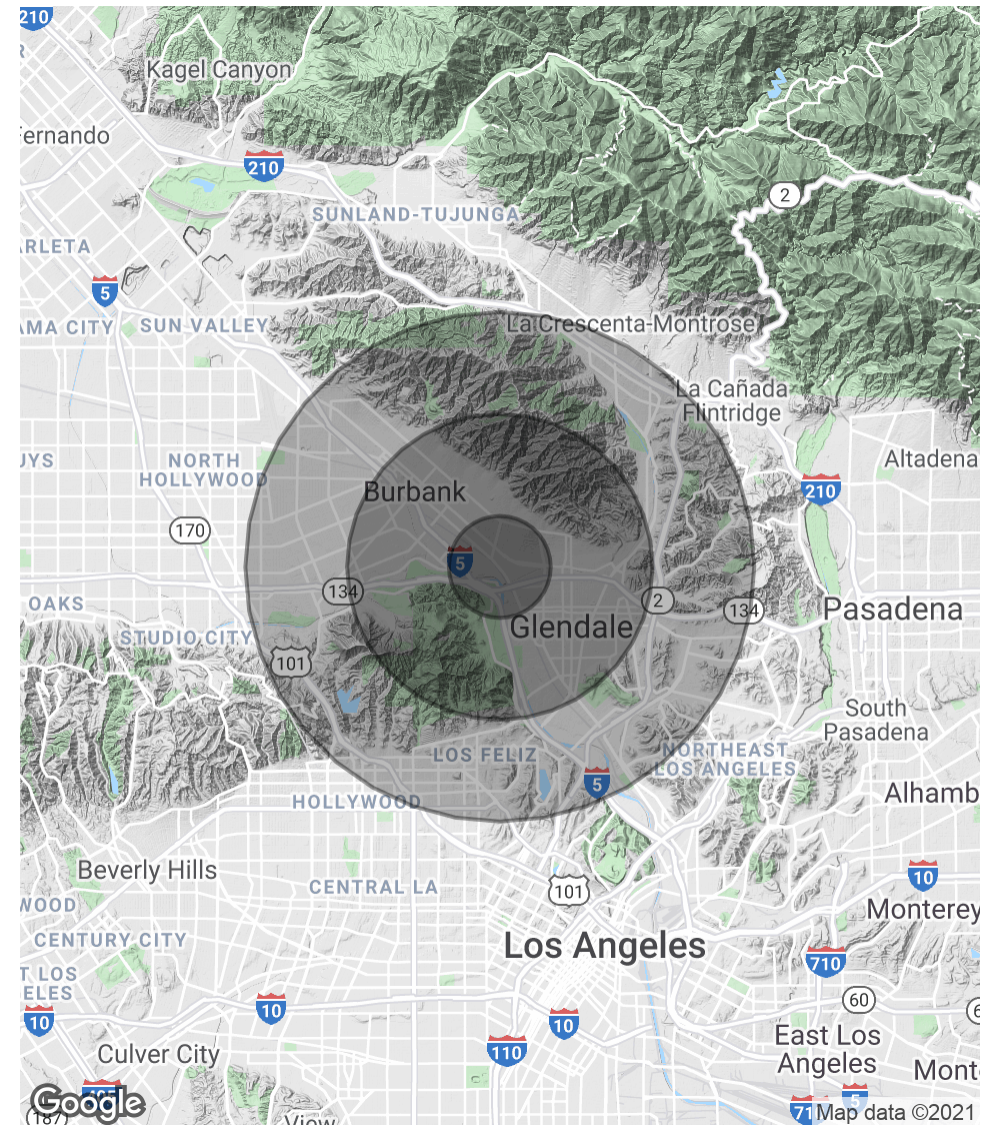
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,656	202,669	517,801
Average age	40.3	39.7	39.0
Average age (Male)	39.0	38.7	38.0
Average age (Female)	41.8	40.6	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,656	77,829	206,113
# of persons per HH	2.9	2.6	2.5
Average HH income	\$68,609	\$69,909	\$77,136
Average house value	\$727,197	\$597,155	\$640,064

* Demographic data derived from 2010 US Census

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